126.0	0004	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	736,000	/	736,000
USE VALUE:	736,000	/	736,000
ASSESSED:	736,000	/	736,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LETO RICCARDO &
Owner 2:	TARALLO ANGELA
Owner 3:	
Street 1:	22 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POWERS PATRICIA A -
Owner 2:	BICKERTON POWERS KRISTINE -
Street 1:	22 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,520 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Stucco Exterior and 1567 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5520.000	326,100		409,900	736,000
Total Card	0.127	326,100		409,900	736,000
Total Parcel	0.127	326,100		409,900	736,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.84 | /Parcel: 469.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81173
GIS Ref	
GIS Ref	
Insp Date	11/29/17

!9768!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,500	0	5,520.	409,900	740,400	740,400	Year End Roll	12/18/2019
2019	101	FV	259,200	0	5,520.	409,900	669,100	669,100	Year End Roll	1/3/2019
2018	101	FV	246,100	1100	5,520.	363,100	610,300	610,300	Year End Roll	12/20/2017
2017	101	FV	246,100	1100	5,520.	304,500	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	246,100	1100	5,520.	304,500	551,700	551,700	Year End	1/4/2016
2015	101	FV	233,400	1100	5,520.	263,500	498,000	498,000	Year End Roll	12/11/2014
2014	101	FV	233,400	1100	5,520.	254,700	489,200	489,200	Year End Roll	12/16/2013
2013	101	FV	233,400	1100	5,520.	242,400	476,900	476,900		12/13/2012

PRINT

Date	Time
12/11/20	00:11:30

LAST REV

Date	Time
11/17/20	11:56:07
danam	
9768	

USER DEFINED

Prior Id # 1:	81173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS PATRICIA	59103-451		5/16/2012		445,000	No	No		
POWERS PATRICIA	52096-489		1/16/2009	Family	1	No	No		
POWERS GEORGE H	31706-266		7/27/2000	Family	1	No	No	4	
	12062-731		8/16/1971		28,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2020	1054	Addition	53,000	O				
3/6/2018	247	Redo Bat	7,000	C				
3/31/2017	353	Add Bath	10,200	O				
12/30/2015	1957	Siding	52,824					
5/30/2013	776	Manual	5,000	C				
9/6/2012	1119	New Wind	2,000	C				
8/6/2012	969	Re-Roof	15,000	C				
6/28/2012	810	New Wind	1,800					REPL 2 WINDOWS / C

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Meas/Inspect	HS	Hanne S
6/20/2013	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	EMK	Ellen K
11/21/2012	Meas/Inspect	HS	Hanne S
8/16/2012	MLS	EMK	Ellen K
3/13/2009	Inspected	372	PATRIOT
1/28/2009	Measured	345	PATRIOT
4/28/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5520		Sq. Ft.	Site		0	70.	1.06	8									409,920						409,900	

Total AC/HA: 0.12672 | Total SF/SM: 5520 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,920 | Spl Credit | Total: 409,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Poor
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32028413
Const Adj.:	1.00389254
Adj $ / SQ:	172.305
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443056
Depreciation:	116967
Depreciated Total:	326089

COMMENTS

INT FAIR.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

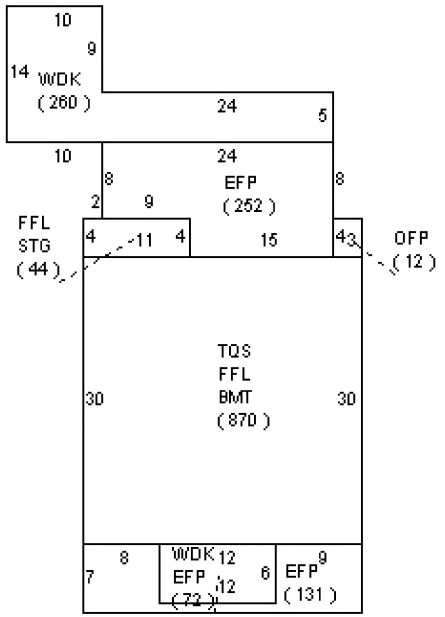
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	172.31
Special Features:	0	Val/Su Net:	99.42
Final Total:	326100	Val/Su SzAd	208.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	914	172.310	157,487
BMT	Basement	870	51.690	44,972
TQS	3/4 Story	653	172.310	112,429
EFP	Enclos Porch	455	33.340	15,169
WDK	Deck	332	9.050	3,004
STG	Storage	44	10.590	466
OFP	Open Porch	12	44.170	530
	Net Sketched Area:	3,280	Total:	334,057
Size Ad	1566.5	Gross Are	3497	FinArea 1567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc